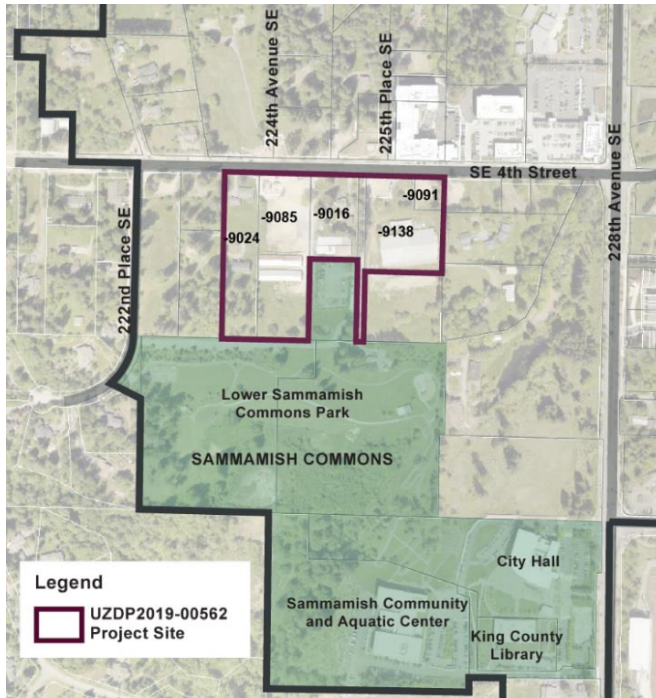


**-NOTICE OF DECISION OF APPROVAL  
SAMMAMISH TOWN CENTER PHASE I SW QUADRANT UNIFIED ZONE DEVELOPMENT PLAN**

**FILE #:** UZDP2019-00562

**DATE OF NOTICE:** March 21, 2024

**APPEAL PERIOD:** March 21, 2024 to April 11, 2024 at 5 PM



**NOTICE IS HEREBY GIVEN** that on March 21, 2024 the Director of Community Development, pursuant to Sammamish Municipal Code (SMC) 20.05.100, issued a decision of **APPROVAL** for the Sammamish Town Center Phase I SW Quadrant Zone Unified Development Plan (UZDP). Public notice has been provided via mailed notice to parties of record and property owners within 1,000 feet of the subject site, a sign posted on the subject site, and publication of a legal notice in the local newspaper.

**PROJECT DESCRIPTION:** The applicant (“STCA”) has proposed a mixed-use development located in the TC-A1 zone, within the Southwest quadrant of the Sammamish Town Center Subarea. The development is situated on 8.09 acres and includes 82,000 square feet of commercial space located in four mixed-use buildings and one commercial use building. A total of 348 residential units are programmed for the Project which includes a combination of multifamily apartment units, senior citizen assisted living units, and townhouses.

**ONLINE DOCUMENTS:** A copy of the Decision, plan sets, exhibits, and other supporting documentation can be accessed at <https://www.sammamish.us/projects/stc-sw-quadrant/>

<b>File Number:</b> UZDP2019-00562	<b>Date of Application:</b> November 27, 2019
<b>Date of Completeness Determination:</b> November 27, 2019	<b>Date of Notice of Application:</b> December 2, 2019
<b>Applicant:</b> STCA JV, LLC & STC, LLC 127 Bellevue Way SE, Suite 108, Bellevue WA 98004	<b>Applicant Agent:</b> Peter Brennan, Representative 127 Bellevue Way SE, Suite 108, Bellevue, WA 98004
<b>Project Location:</b> -22315, -22407, -22417, -22515, -22527 SE 4th Street Sammamish, WA 98074	<b>Tax Parcel Numbers:</b> 3325069024, 3325069085, 3325069016, 3325069138, 33250690912

**EXISTING ENVIRONMENTAL DOCUMENTS:** The property is located within the Sammamish Town Center Sub Area Plan adopted via Resolution (R2007-271) and has been reviewed for compliance pursuant to Sammamish Municipal Code (SMC 21.09.030.D) for which a Planned Action EIS exists. The Town Center Planned Action EIS is available on the City’s Town Center website @ <https://www.sammamish.us/projects/projects/town-center/background/>

**SEPA Determination of Non-Significance:** In accordance with SMC 21.09.030 and Chapter 197-11 WAC upon completion of SEPA review of documentation listed above the City of Sammamish SEPA Responsible Official has made a SEPA Threshold Determination of Non-Significance (SEPA DNS).

**STAFF PROJECT PLANNER:** Chris Hankins, Principal Planner, Phone: 425-295-0547, Email: [chankins@sammamish.us](mailto:chankins@sammamish.us), Address: City of Sammamish, 801 228<sup>th</sup> Avenue SE, Sammamish, Washington 98075

**APPEAL PERIOD:** Per SMC 20.10.080 and 20.15.130, appeals must be submitted in writing with the appropriate filing fee pursuant to the current fee schedule found on the City's website at [www.sammamish.us](http://www.sammamish.us) and received by 5:00 pm on April 11, 2024. Appeals may be submitted to City of Sammamish City Hall, Attn.: Community Development Department, 801 228<sup>th</sup> Ave SE Sammamish, WA 98075. Appeal instructions are available at City Hall or are available upon request at (425)-295-0500.

*Inquiries regarding the application, decision, and appeal process, as well as requests to view documents pertinent to the proposal, may be made at the City of Sammamish City Hall, Monday through Friday, 8:30 a.m. to 5:00 p.m.*

*Mediation of disputes is available pursuant to Chapter 20.20 SMC. Requests for mediation should be made as soon as it is determined the disputed issue(s) cannot be resolved by direct negotiation. Please contact the Department of Community Development for additional information on the Land Use Mediation Program.*